

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
COUNCIL CHAMBERS – CITY HALL
MONDAY, JANUARY 21, 2020
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, Interim City Manager Janet Watson, Aldermanic Representative Richard Lintz, Carolyn Gaidis, Robert Denlow, and George Hettich answered roll call.

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney
Scott Dedert, Planner

CHAIRMAN REQUESTS

Chairman Lichtenfeld asked that all cell phones be turned off and that conversations take place outside the meeting room.

Chairman Lichtenfeld also asks that anyone who speaks please spell out their last name.

APPROVAL OF MINUTES

CAROLYN GAIDIS – MOVE TO APPROVE THE MINUTES AS SUBMITTED.

ROBERT DENLOW – SECOND

BOARD UNANIMOUSLY APPROVES JANUARY 06, 2020, MEETING MINUTES.

NEW BUSINESS

136 NORTH BRENTWOOD BOULEVARD – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION

Director Susan M. Istenes summarizes the following staff report: “The subject property formerly housed the YWCA building. The subject site is 6,094 square feet in area and is located on the east side of North Brentwood Boulevard between Maryland Avenue and Westmoreland Avenue. The property has a zoning designation of R-4 Low Density Multi Family Dwelling District. This is one of four lots which will be developed in this block. On July 15, 2019 the applicant brought this project before the Plan Commission/Architectural Review Board and the project was approved. The applicant wishes to modify the design of the single-family home.

The previously approved single-family home was to be 7,055 in square feet in area. The applicant previously proposed a three-story single-family residence with a flat roof that measured at 40 feet 9 inches from the average existing grade to the top of the flat roof and the primary building material of the home was to be brown brick with buff colored stone as an accent material.

The applicant proposes the following modifications:

1. The single-family home will be reduced in size to be 6,746 square feet.
2. The roof will be a mansard style roof with the use of asphalt shingles colored grey.
3. The primary building material will remain brick, but instead of brown brick, an off-white brick will be used along with buff limestone as the accent material.

The house still has a square/rectangular design; however, the third story will have a smaller floor plan to accommodate a bonus room, bathroom, and an office. The maximum building height in the R-4 District is three stories or forty-five feet above grade. The proposed mansard roof will have a height of +/-38 feet as measured from the average existing grade to the top of the roof. The two dormers, ridge vent, and gutters will be copper metal.

A minor change is proposed to the massing. Black wrought iron under the windows on the first floor, black wrought iron planter boxes under the windows on the second floor, and black bi-fold shutters to each window on the east elevation or front of the house, will be added. The other architectural features including cut stone banding, cut stone window surrounds, bay windows and the chimney will remain. Staff believes the height and massing of the proposed house are compatible with surrounding neighborhood character.

The primary building material for the proposed home is off-white brick with buff colored stone accent materials. An off-white James Hardie trim under the roof and around the dormers are proposed for the use of secondary materials.

The proposed changes to the house are in conformance with the requirements of the R-4 Low Density Multi Family Dwelling District and the Architectural Review Guidelines. Staff believes the plan is compatible in terms of mass, height and design with surrounding structures.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

CHRISTOPHER PIKE (CP) – ARCHITECT AT THOMAS ALLEN GROUP

CP – Nothing to add to the staff report, we are changing the roof and the materials.

CHAIRMAN LICHTENFELD – Is this brick going to be painted?

CP – Yes.

Chairman Lichtenfeld – I like this design more than the old one.

RICHARD LINTZ – Please that the brick is painted.

CAROLYN GAIDIS – The old design was beautiful but this is more Clayton. It's beautiful.

CHAIRMAN LICHTENFELD – Well with that, any comments more comments from the Board or the Public?
none I will entertain a motion.

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED.

GEORGE HETTICH – SECOND.

BOARD UNANIMOUSLY APPROVES.

PUBLIC HEARING

114 GAY AVENUE – REZONING – NEW TOWNHOMES

Director Susan M. Istenes summarizes the following staff report: “This is a request for a Public Hearing to solicit input regarding the rezoning of a 7,512 square foot lot located at 114 Gay Avenue. The property is currently zoned C-1 Neighborhood Commercial District. The applicant is requesting to rezone the subject property to R-4 Low Density Multiple Family Dwelling District. This property will be redeveloped along with the properties to the north (addressed 124 and 134 Gay Avenue), in order to construct a new 10-unit townhome development. The subject property is currently developed with an office building. Adjacent land uses and zoning designations are summarized in the following chart:

Direction	Current Land Use	Base Zoning District	Overlay Zoning District
North	Multi-family	R-4 Low Density Multi Family	Clayton Gardens
West	Commercial (Retail)	S-1 Service	Maryland Gateway
South	Commercial (Retail)	C-1 Neighborhood Commercial	Maryland Gateway
East	Single-Family	R-2 Low Single-Family Dwelling	Clayton Gardens

The decision to rezone property is a legislative judgment of the Board of Aldermen, taking into consideration the recommendations of the Plan Commission and the general guidance of the City's Master Plan. There are no pre-established criteria which the Board, or the Plan Commission when rendering a recommendation, must utilize in assessing a proposed rezoning. The design of the project is not under consideration as part of this rezoning

application; however, if approved, it will be examined through the Site Plan Review and Architectural Review processes.

Land uses can be complimentary, conflicting, or compatible. Conflicting uses are of the utmost concern because they often lead to nuisances in the form of noise, odors, or traffic. In general, townhomes (and other low-density multi-family buildings) are typically located within areas that transition from a primarily single-family neighborhood into a neighborhood main street or commercial district.

Multi-family and single-family residential land uses are generally not thought of as being incompatible. In neighborhoods throughout Clayton, it is not uncommon to find town houses and other multi-family buildings integrated in a block of single-family homes, or on adjacent blocks.

The subject property is located one block north of Maryland Avenue on the east side of Gay Avenue. The Clayton Gardens subdivision is developed predominately with single family homes; however, the subject property is adjacent to neighborhood commercial uses to the south and within walking distance of Maryland Avenue, a commercial corridor with businesses and other attractions. The adjacent land uses include single-family homes to the east; multi-family to the north; commercial (retail) to the west; and commercial (retail) to the south.

Staff is of the opinion that that a higher density residential land use would serve as an appropriate transition between the commercial and multi-family land uses to the south and west, and single-family land uses to the north and east. In addition to meeting a growing market demand, low density multi-family developments offer economic and environmental advantages to the City including a more efficient provision of public services and providing more diverse housing options.

The Clayton Master Plan was adopted in 1975 and was last updated in 1989. The Plan includes goals and objectives for the future development of the City, including a Future Land Use Plan. In order to keep up-to-date with current changes in community development, the City has periodically conducted informal studies on specific problems, such as demographics, market trends, traffic, and parking.

The Plan's future land use map and recommendations are a result of relevant factors at the time of its adoption and update. The Master Plan designates the subject property as Low Density Multi-Family on the Future Land Use Plan. The property currently has a C-1 zoning designation which allows neighborhood commercial land uses; however, the request to rezone the property to R-4 will allow low density Multi-family development. The properties surrounding the subject property are designated on the Future Land Use Plan as follows:

Direction	Current Land Use	Future Land Use Plan
North & Northwest	Multi-Family	Low Density Multi-Family
West	Commercial (Retail)	Commercial
South	Commercial (Retail)	Commercial
East	Single-Family	Single-Family

The Master Plan is a guide and is to be used by officials in initiating or evaluating requested changes in zoning to achieve desired land uses. Staff is of the opinion that the proposed rezoning application and subsequent project adheres to the Master Plan by allowing low density multi-family development.

Staff is of the opinion that rezoning the property to R-4 would not have a detrimental effect on nearby properties. At this location, a low-density multi-family land use is compatible with the adjacent land uses and will provide a transition from the commercial properties to the south and west, the multi-family building to the northwest, and single-family homes to the east. Staff is of the opinion that the project is consistent with the Master Plan and Future Land Use Plan which identifies the property for Low Density Multi-family land use.

STAFF RECOMMENDATION IS TO RECOMMEND APPROVAL OF THE REZONING TO THE BOARD OF ALDERMEN.”

GABE DuBOIS (GD) – REPRESENTING MANLIN DEVELOPMENT GROUP

KRISTEN PROVIANCE (KP) – LANDSCAPE ARCHITECT

LORI FUMAGALLI (LF) – ARCHITECT

GD – As Susan noted there are three parts to our application, the rezoning, site plan, and architectural review. We are looking to rezone 114 Gay Avenue to R-4 from C-1. It is the southern most building of the addresses we are talking about.

CHAIRMAN LICHTENFELD – I have no problem with the rezoning of 114 Gay Avenue. Any other comments from the Commission or audience? *none* ok then do we have a motion to recommend approval to the Board of Aldermen?

CAROLYN GAIDIS – MOTION TO RECOMMEND APPROVAL OF THE REZONING TO THE BOARD OF ALDERMEN

ROBERT DENLOW – SECOND

BOARD UNANIMOUSLY APPROVES

114, 124, AND 134 GAY AVENUE – SITE PLAN REVIEW – NEW TOWNHOMES

Director Susan M. Istenes summarizes the following staff report: “The subject site is currently comprised of 4 lots totaling 29,847 square feet in area and is located on the east side of Gay Avenue. 114 Gay Avenue (lot 8) currently has a zoning designation of C-1 Neighborhood Commercial District and the remaining lots are designated as R-4 Low Density Multiple Family Dwelling District (124 {lots 9 and 10} and 134 Gay {lot 11}) Avenue). 124 and 134 Gay Avenue are in the Clayton Gardens Urban Design District (UDD). The applicant is concurrently applying to the City to rezone 114 Gay Avenue to R-4 Low Density Multiple Family Dwelling District. The properties are currently developed with a commercial office building constructed in 1949 and a multi-family building constructed in 1965.

The proposed project consists of the demolition of the existing structures and the construction of two buildings (building A, south and building B, north) with 10 townhomes total (each building will have 5 units). The total square footage will be 30,690. Each building will have side-entry garages leading to a shared unground driveway and garage for each unit. The maximum building height in the "R-4" District is 3 stories or 45 feet above grade, whichever is less. The height of the proposed townhome dwellings is +/- 43 feet as measured from the average existing grade to the mean height of the roof.

The purpose of the site plan review process is to provide a review of the following criteria listed below:

1. *A project's compatibility with its environment and with other land uses and buildings existing in the surrounding area.*
 - » There are single family houses to the east, commercial properties to the south and west, and multi-family buildings to the north and northwest of the subject property. The project meets the height, setbacks, and impervious coverage requirements of the R-4 Zoning District and the Clayton Gardens UDD.
2. *The location and screening of a project's air-conditioning units and other associated equipment.*
 - » The plans show the HVAC units located along the east side or rear side of the townhomes with screening provided by landscaping of evergreens.
3. *The location, adequacy and screening for trash.*
 - » There are two trash enclosures proposed each will be 48 square feet and located at the north and south of each building at the end of each driveway. The trash enclosures will be screened by brick walls.
4. *Provisions for storm surface drainage shall be in accordance with the City's design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.*

Impervious Coverage

- » Per Section 410.350.A.2. the Clayton Gardens UDD limits total impervious coverage to 55 percent of the total lot area, with no bonus incentives for properties that are zoned R-4. For this project, the allowable impervious coverage is 55 percent. The existing impervious coverage on all three lots are 70.5 percent. The new plans decrease the total lot impervious coverage to 55 percent.

Stormwater Runoff

- » The existing stormwater runoff, according to the MSD 20 year, 20 minute calculation, is 2.05 cubic feet per second (CFS). The proposed runoff is 1.86 CFS, which represents a -0.19 CFS decrease. Downspouts will be drained at the surface located at the north and south of the property and the rear retaining wall will discharge to a pop-emitter 10 feet away from the southeast of the property line.
5. *The applicant is required to submit a separate landscape plan showing existing trees, trees to be removed and trees to be replaced by canopy cover, species and condition. Such plans must reflect City of Clayton preservation standards.*
 - » The proposed landscape design features appropriate front façade planting. There are 7 trees existing on the three lots ranging from fair to poor condition. The existing trees along Gay Avenue will be impacted by the proposed project and will be removed. The trees to be protected are outside the subject property. The landscape plan proposes 9,500 square feet of canopy coverage on site (1,740 square feet surplus) and meets the native tree requirement with 83.3 percent native trees.
 6. *The site plan must state that all driveways, sidewalks, curbs, and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.*
 - » The site plan states that all driveways, sidewalks, curbs, and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.

7. *Provision of hookups to public utilities connections shall be installed in accordance with the standards of the Public Works Department. All connections shall be shown on the site plan.*
 - » The water and sanitary sewer lines are located underground in the front yard along Gay Avenue. The gas line enters the subject property to the north underneath the driveway and turns south in the rear yard.
 - » The plans show overhead electric lines north to south in the front yard. Per Public Works all utility lines must be located underground.
8. *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties*
 - » Exterior lighting is proposed at all exterior doors and at the garage. All exterior lights will be 75 watts or less.

The Zoning Regulations have specific criteria for the development of Townhouse Dwellings as set forth in Section 405.280, *Townhouse Dwellings*, which read as follows:

- A. *Approval of townhouse dwellings occupying more than one (1) platted lot shall require an approved subdivision plat.*
 - » Fee simple ownership of individual lots is not proposed for this development. The applicant has filed an application for a condominium plat. A subdivision plat will be required to combine the four lots into two tracts prior to the issuance of a building permit.
- B. *Townhouse dwellings may be constructed on adjacent separate lots (fee simple) with a party wall connecting the units, and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard setback requirement at the common wall between units shall not apply.*
 - » Not applicable.
- C. *No row of townhouse dwellings shall contain more than five (5) connected dwelling units.*
 - » The applicant is proposing two rows of townhouse units. Each row meets the maximum allowable 5 units.
- D. *In addition, each dwelling unit shall be provided with outdoor living area in the form of individual patios, balconies, yards or terraces equal to at least twenty percent (20 %) of the floor area of each dwelling unit. Enclosed garages shall be excluded from the floor area.*
 - » The applicant has provided 21.79 percent of outdoor living area which exceeds the minimum 20 percent requirement.

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

1. Creation of a desirable environment.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.

5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special features.
8. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

The height, side and rear yard setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-4 Low Density Multiple Family Dwelling District and the Clayton Gardens Urban Design District. Stormwater will be adequately managed on site, and the landscape plan features a variety of trees, ornamental shrubs, and perennials that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval. A subdivision plat will be required prior to the issuance of a building permit in order to combine the four lots into two lots.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS:

1. APPROVAL OF THE SITE PLAN IS SUBJECT TO THE APPROVAL OF A REZONING APPLICATION, REZONING THE LOT ADDRESSED 114 GAY AVENUE, FROM C-1 TO R-4.
 2. THE APPLICANT SHALL REVISE THE SITE PLAN TO SHOW THAT ALL UTILITY LINES ARE LOCATED UNDERGROUND.
 3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL RECEIVE APPROVAL FROM THE CITY OF CLAYTON FOR A SUBDIVISION PLAT, WHICH COMBINES THE FOUR EXISTING LOTS, INTO TWO.
 4. THE APPLICANT SHALL RECEIVE APPROVAL FOR A CONDOMINIUM PLAT BY THE CITY OF CLAYTON, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
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GABE DUBOIS (GD) – REPRESENTING MANLIN DEVELOPMENT GROUP

KRISTEN PROVIANCE (KP) – LANDSCAPE ARCHITECT

LORI FUMAGALLI (LF) – ARCHITECT

GD – Talks about the site plan and the project.

RICHARD LINTZ – Is that curb existing or are you adding it?

GD – The curb is existing; however, it is pretty beat up and so we will be replacing it with a berm and swale. And we are not changing the drainage pattern any at all. The berm and swale will be between the wall and the neighbors wall.

CHAIRMAN LICHTENFELD – on SP3 is the swale.

GD – Yes and on SP2 you see the power line we would like to not relocate. It is on the neighbor's property and they won't be visible from our property and do not service our buildings. The front is no issue, but the back is significantly more expensive.

CAROLYN GAIDIS – What is the wall made of?

GD – Concrete.

CHAIRMAN LICHTENFELD – Is the concrete wall at the north property line?

GD – Yes.

CHAIRMAN LICHTENFELD – is the 21% of outdoor space including the front and rear porch or just the rear? Because the rear outdoor area doesn't seem to be 21% of the outdoor area but if it is a combination then it works.

GD – It is a combination of both, yes.

CHAIRMAN LICHTENFELD – So there are currently 4 lots, why does it need to be combined into two lots and not just one lot.

GD – Because the Clayton Gardens only allows 5 units per building and we had 10 units proposed so we had to split it into two buildings and you are not allowed more than one principle structure per lot so we needed two lots.

KP – Goes over tree protection plan and landscape plan and what it will look like and the plantings that will be used. Describes landscape from front to back – low growing ornamental grasses and shrubs to connect sidewalk to the entry of the townhomes. Missouri native ornamental trees line the street in the front yard. As you move to the entrance there is a transition of multiple types of plants. Plantings will be used to soften the wall in the rear yard. There are dense trees between the retaining wall and neighboring fence as a buffer.

CHAIRMAN LICHTENFELD – Are there any canopy trees on the street side?

KP – There are not due to the overhead power lines. But if they are under ground, then we could do smaller canopy trees.

CAROLYN GAIDIS – Mentions trees that have small canopy that could fit under the power lines and that those could be a potential option. If the lines get buried underground then tree roots would be the issue.

CHAIRMAN LICHTENFELD – What about the trash enclosure?

GD – It will match the brick used for the building.

CHAIRMAN LICHTENFELD – Is there a guard rail to prevent someone from falling into the trash enclosure from the wall?

GD – It is the fencing on the wall that is meant to prevent that.

CHAIRMAN LICHTENFELD – So the fencing we see is the fencing that prevents that?

GD – Yes.

CAROLYN GAIDIS – Appreciates the landscape plan very much and says it looks really great and she has no negative comments.

RICHARD LINTZ – Where are the HVAC units located?

GD – At grade.

PUBLIC COMMENT:

SUSAN HAMRA – 117 CRANDON DRIVE – I have a concern about the wall – it's 10 feet and I right now am below that wall and I have a 7 foot privacy fence on the west side of the wall is there anyway to avoid the wall. I can't imagine it well actually I can which is my problem.

CHAIRMAN LICHTENFELD - That's where the swale will be, correct?

GD – It will be 10 feet off the property line then there are plantings and the swale that are there too. The ground at the property line does not change. The berm is going where the existing curb is and we are not putting any water onto other properties.

RICHARD LINTZ – What about the powerlines in the back if they aren't yours then why do you need to put them underground? The back utilities aren't on the property and aren't feeding the property...

SUSAN ISTENES – It is the City requirement, there isn't really an option to not with new development.

CAROLYN GAIDIS – An option to not relocate them underground?

SUSAN ISTENES – Correct. We could sit down and try and figure out how that would work.

GD – It is in their yard, not ours.

CHAIRMAN LICHTENFELD – Water seems to be the biggest deal with new construction and when I'm looking at SP3 the existing to the proposed, it seems to me that the swale and berm will divert water away from the backyards of the neighbors to the east compared to how it is right now with all the pavement the water is running southeast into the neighbors.

BUTTERFIELD – 117 CRANDON – The powerline does feed into the current building. I know it does.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS 1, 3, AND 4 AS WRITTEN. STAFF RECOMMENDATION 2 MODIFIED TO STATE "THE APPLICANT SHALL REVISE THE SITE PLAN TO SHOW THAT ALL UTILITY LINES ARE LOCATED UNDERGROUND SUBJECT TO FURTHER REVIEW BY STAFF", AND THE ADDITION OF CONDITION 5. "VERIFY THAT THE BERM AND SWALE DO NOT DIVERT WATER OFF OF THE PROPERTY ONTO ADJACENT PROPERTIES AND REMAINS IN THE SWALE" AND 6. "TRASH ENCLOSURE AND FENCING DETAILS TO BE REVIEWED AND APPROVED BY STAFF".

GEORGE HETTICH - SECOND

BOARD UNANIMOUSLY APPROVES

114, 124, AND 134 GAY AVENUE – ARCHITECTURAL REVIEW BOARD – NEW TOWNHOMES

Director Susan M. Istenes summarizes the following staff report: "The project consists of the demolition of the existing structures and the construction of two buildings (building A, south and building B, north) with 10 townhomes total (each building will have 5 units). The total square footage will be 30,690. Each building will have side-entry garages leading to a shared underground driveway and garage for each unit. The maximum building height in the "R-4" District is 3 stories or 45 feet above grade, whichever is less. The height of the proposed townhome dwellings is +/- 43 feet in height as measured from the average existing grade to the mean height of the roof.

There are single-family residences located north of Gay Avenue in Clayton Gardens, which are predominately two-stories in height, making the integration of new development somewhat easier. The basic massing of the proposed 3 story townhome development is articulated on all sides with windows, doors, and variations in massing.

The existing home to the north (138 Gay Avenue) was constructed in 2003 and is +/- 1 foot shorter than the proposed townhomes (as measured from the mid-point of each roof). As required by Section 410.385.A of the Clayton Gardens Urban Design District, “designs in each area should be responsive to surrounding development, ensuring that they are compatible in terms of mass, scale and height with existing homes along a block. Within the limited area of R-4 zoning along Gay Avenue in Clayton Gardens, height will be evaluated for compatibility by the Architectural Review Board.” Staff is of the opinion the building height is compatible with the single-family residences to the north and the multi-family, residents to the northwest across the street.

Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones. The proposed material of brick will be a mix of brown and tan for the primary building. The Clayton Gardens UDD allows for one accent material not to exceed 25 percent. The proposed secondary building material (totaling total 23 percent) will be Hardie siding and the remaining 2 percent will be stone for each building. The windows, door trim, and roof eaves will have Hardie siding surrounding them. The earthworks stone will be used for window sills and caps. The proposed roof will be black asphalt shingles. The bays and enclosed porch roofs will be a copper metal. The proposed windows will be dark bronze and made of aluminum.

There are two exposed aggregate driveways proposed. The driveway to the south will be for building A for residents to access a below grade side-entry attached garage. The driveway to the north will be for building B for residents to access an at-grade side-entry attached garage. Each garage door will be paneled with a walnut woodgrain finish.

A 10-foot-tall stone wall made of Rosetta (a tan color) is located parallel to the rear property line (east) but is inset 8 feet into the rear yard. A 4-foot-tall ornamental fence is located on top of the wall, for safety purposes. The Rosetta stone wall is 10 feet tall because the east/rear of the property changes elevation from 575 to the north to 566 at the south corner of the property where there is a stormwater inlet. Landscape beds that are terraced are proposed in the front yard, each terrace will be +/- 2 feet tall, no terrace will be higher than 4 feet in height.

The project as proposed is in conformance with the requirements of the R-4 Low Density Multiple Family Dwelling District, the Clayton Gardens Urban Design District, and the Architectural Review Guidelines. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

GABE DUBOIS (GD) – REPRESENTING MANLIN DEVELOPMENT GROUP
KRISTEN PROVIANCE (KP) – LANDSCAPE ARCHITECT
LORI FUMAGALLI (LF) – ARCHITECT

LF – Goes over the project and what has changed from the original review. Explains the garage as one public space and one private space for each unit.

The Board asks some questions, but nothing is changed.

PUBLIC COMMENT

SUSAN HAMRA – What is the existing height of 114 Gay Avenue and what is the height of this?

LF – 25 roughly their roof is probably at our second floor line.

WITH NO FURTHER COMMENTS OR QUESTIONS FROM THE BOARD OR AUDIENCE CHAIRMAN LICHTENFELD ASKS FOR A MOTION.

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED.

GEORGE HETTICH - SECOND

BOARD UNANIMOUSLY APPROVES

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 19:22.

Recording Secretary